

### Ravenna Cottages Points of Demonstration

Ravenna Cottages 6318 5<sup>th</sup> Avenue North, Ravenna/Greenlake neighborhood. Three and a one half lots, mid-block, currently occupied by one worn rental house, paved alley in the rear. New construction of 6 cottages and 3 carriage house units

### Housing Statement and Intention to Build

The neighborhood surrounding this site is predominantly bungalows and "salt and pepper" 1 story homes. Lots are small and the homes are well-tended. Transit into the heart of downtown is very convenient and many recreational amenities and services are within walking distance. This project was designed to provide new cottages that would serve small households. The garden in the center of the cottage cluster is visible from the street. Early in the design process it was clear that the courtyard needed to be buffered from the noise from the I-5 freeway. Carriage units were proposed for the roof of the covered parking structure to provide a barrier to the sounds.

Unlike the Pine Street Cottages which were 400 square foot, one bedroom units, these new homes were conceived to be more flexible in the range of buyers they could serve. The two story, 2 bedroom, 1 bath homes could serve the needs of a single person, couple, single parent with a child or a young couple just starting a family. Detached, new construction two bedroom homes are rare in Seattle and the Greenlake/Ravenna neighborhood seemed a perfect place to build.

The carriage units provide another level of affordability while still providing a bedroom, bath and combined living/dining/kitchen great room and a large, standing height loft. These units could appeal to many of the same buyers as the cottages, but at a lower price. This proposal provides one parking space per unit. Its close proximity to transit, amenities and services makes this community well-positioned to serve one car (or no car) households.

This property is under contract contingent upon entitlement to build. The sponsor will proceed immediately with this project upon approval.

### Affordability features

This community can serve a wide variety of affordability levels. With sales prices for the cottages expected to be \$180,000 they could serve affordability levels of 112% of median for a couple with a child. The carriage units could attract a couple at 100% of median income or a single buyer earning 114% of the median income.

The project achieves these levels of affordability by using the site efficiently and developing the carriage units for increased density.

### Cracking the Code

This project departs from the requirements of the code in five areas.

#### Density

The site, under current zoning can only accommodate 2 homes. These new homes under a traditional scenario would be large and sell in the range of \$285,000 to \$385,000. This proposal increases the site density from two homes to nine. The Ravenna Cottages will provide homes that are compatible with the scale and make-up of the neighborhood, to a wide variety of buyers.

#### Rear Yard

Because of the intense use of the site and the carriage units over the garage structure, the project is built to the edge of the alley, without the required 25' rear yard setback from the center line of the alley. The setback would remove the possibility of providing carriage house units.

### Building To Code/Building Setback

This project proposes to use the UBC separation of 6' between on-site buildings to allow the buildings to be more tightly clustered and to achieve greater efficiency in land use. The "side yard" setbacks to the neighboring properties are the required five feet.

### Front Yard Setback

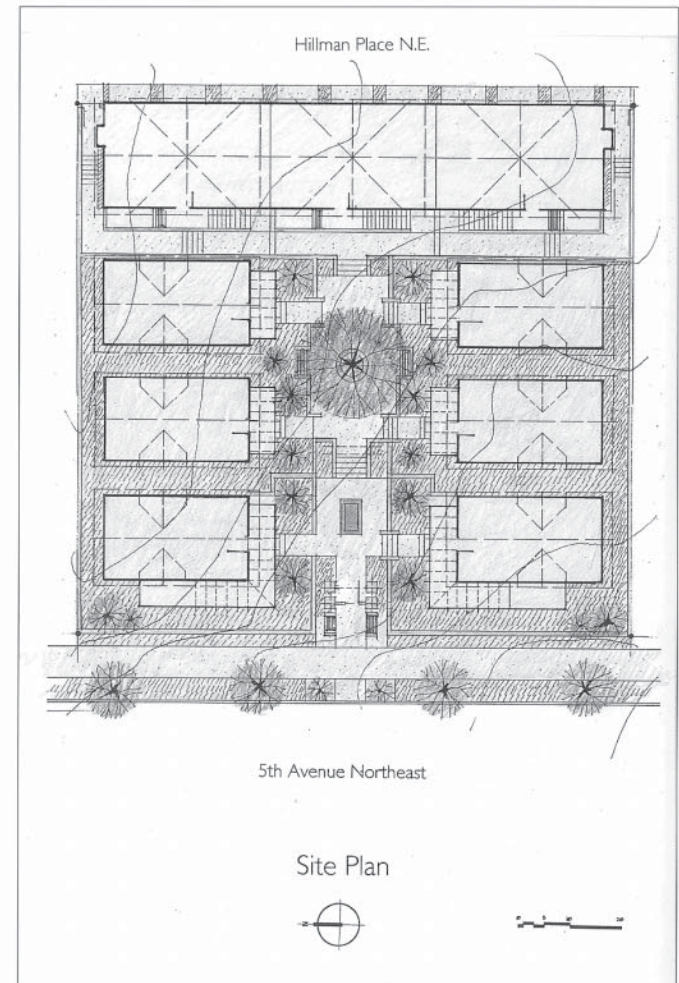
The code allows the front yard to be determined by averaging the adjoining properties. That averaging process would yield a front yard setback of 15'. This project proposes a front yard setback of 10'. This is not unusual for the neighborhood and in fact is the setback of other homes on the surrounding blocks. The front yard of this cottage community will be very visible and landscaped like a traditional garden, fenced with a 4' board or picket fence. An arbor will cover the entrance gate/post box structure. It will be an inviting neighbor. The cottages toward the street will have porches that wrap around into this yard to encourage interaction between the residents and the pedestrians on the sidewalk. The 5' of space that is being claimed in the proposed reduction in front yard is needed to accommodate the cottages and carriage house structure.

### Detached Structure Accessory Dwelling Unit (ADU)

This proposal incorporates 3 ADU-style units over the garage structure. Seen as ADU's these units cannot be located in a separate structure.

### Neighborhood Acceptability

Two focus groups, comprised of residents from the surrounding community, were held last month. The issues raised by urban development, density, housing and transportation were explored. This project was presented at the end of both sessions. There was total support for this project.



## Ravenna Cottages

### Architect:

Paul Pierce  
Robert Dalrymple AIA,  
Dalrymple & Associates  
Seattle, WA

### Developer:

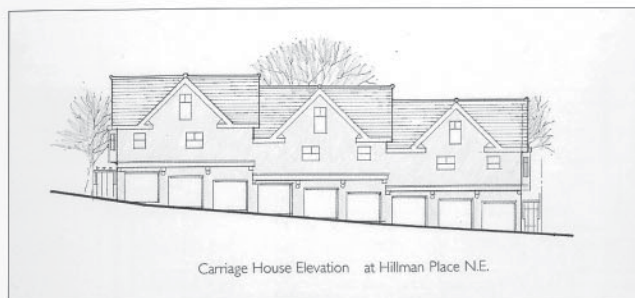
Threshold Housing

### Project Summary & Jury Comments

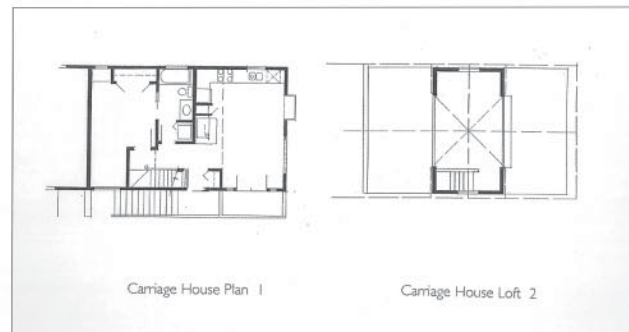
Proposing 9 units in a site currently allowing two, this project seems "a worthy experiment, with enough radical innovation to justify a risky attempt." On the plus side, it offers two different types of units, extending the range of price levels offered, with a mix of cottages and carriage house units on a single site.

"This project suggests the real value of design review as a means to understand and ameliorate context concerns."

Should Be Built



Carriage House Elevation at Hillman Place N.E.



Carriage House Plan 1

Carriage House Loft 2



5th Avenue NE Elevation



Site Section - Courtyard Elevation

